

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

10:30 AM

**2:24-13422 Melanie Nell Middien**

**Chapter 13**

Adv#: 2:24-01206 Nishiyama et al v. Middien

**#1.00 STATUS CONFERENCE**

Docket 4

**Tentative Ruling:**

Because the underlying Bankruptcy Case has been dismissed, this Adversary Proceeding has been rendered Moot. There is no need to appear.

<b>Party Information</b>
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**Debtor(s):**

Melanie Nell Middien Pro Se

**Defendant(s):**

Melanie Nell Middien Pro Se

**Plaintiff(s):**

Daniel Nishiyama Represented By  
David F Brennan

Daniel Nishiyama, A Professional Represented By  
David F Brennan

**Trustee(s):**

Nancy K Curry (TR) Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

Thursday, November 21, 2024

Hearing Room 1368

10:30 AM

2:24-16757 Manning Land Company, LLC, a California Limited Li

Chapter 11

Adv#: 2:24-01228 DiMaria et al v. Linkun Investment, Inc. et al

#2.00 STATUS CONFERENCE

Docket 1

**Tentative Ruling:**

**APPEARANCES are **required** for this hearing matter.**

**PRE-CHECK IN / REGISTRATION is **required** whether appearing in person or by telephone.**

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**Call either telephone number:** (669) 254-5252 or (669) 216-1590

**Meeting ID:** 160 995 2562    **Participant ID:** #    **Passcode:** 13682022

**Party Information**

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

10:30 AM

**CONT... Manning Land Company, LLC, a California Limited Li**

**Chapter 11**

**Debtor(s):**

Manning Land Company, LLC, a

Represented By  
Leonard M Shulman  
Max Casal

**Defendant(s):**

Linkun Investment, Inc.

Represented By  
Phillip Zunshine

Los Angeles County Sheriff's

Pro Se

**Plaintiff(s):**

Salvatore Anthony DiMaria

Represented By  
Brooke S Thompson

Charlie DiMaria & Son Inc., a

Represented By  
Brooke S Thompson

RNCK, Inc., a New York

Represented By  
Brooke S Thompson

ADD Enterprises, Inc., a Delaware

Represented By  
Brooke S Thompson

Manning's Beef, LLC, a California

Represented By  
Brooke S Thompson

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

11:00 AM

**2:23-17967 Thomas James Kraus and Miranda Angela Kraus**

**Chapter 7**

**#1.00** Application for final authorization of  
compensation of reimbursement for  
Chapter 7 Trustee

Docket 53

**Tentative Ruling:**

The Motion is granted without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and  
notify all interested parties.

**Party Information**

**Debtor(s):**

Thomas James Kraus

Represented By  
Raj T Wadhvani

**Joint Debtor(s):**

Miranda Angela Kraus

Represented By  
Raj T Wadhvani

**Trustee(s):**

Elissa Miller (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

11:00 AM

**2:24-11384 AAA ABC Acquisition, LLC**

**Chapter 11**

**#2.00** First Interim application for compensation  
by the Law Office of Carolyn A. Dye as  
General Counsel to Debtor-In-Possession

Jointly administered with: 2:24-bk-11384-VZ  
(AAA ABC Acquisition, LLC); 2:24-bk-11385VZ  
(Abrams Artists Agency, LLC); 2:24-bk-11386-VZ  
(A3 Artists Agency, LLC)

**AFFECTS: All Debtors**

Docket 221

**Tentative Ruling:**

The Motion is granted without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and  
notify all interested parties.

**Party Information**

**Debtor(s):**

AAA ABC Acquisition, LLC

Represented By  
Carolyn A Dye

**Movant(s):**

Carolyn Dye

Represented By  
Carolyn A Dye

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

11:00 AM

**2:24-11384 AAA ABC Acquisition, LLC**

**Chapter 11**

**#3.00** Final application for compensation of fees and reimbursement of expenses of Menchaca & Company, LLP as Financial Advisors and Consultants for Examiner

Jointly administered with: 2:24-bk-11384-VZ  
(AAA ABC Acquisition, LLC); 2:24-bk-11385VZ  
(Abrams Artists Agency, LLC); 2:24-bk-11386-VZ  
(A3 Artists Agency, LLC)

**AFFECTS: All Debtors**

Docket 224

**Tentative Ruling:**

The Motion is granted without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and notify all interested parties.

<b>Party Information</b>
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**Debtor(s):**

AAA ABC Acquisition, LLC

Represented By  
Carolyn A Dye

**Movant(s):**

MENCHACA & COMPANY LLP

Represented By  
Jeffrey L Sumpter

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

11:00 AM

**2:24-11384 AAA ABC Acquisition, LLC**

**Chapter 11**

**#4.00** First Interim application for award of compensation and reimbursement of expenses of Saul Ewing, LLP as General Counsel to Chapter 11 Examiner

Jointly administered with: 2:24-bk-11384-VZ  
(AAA ABC Acquisition, LLC); 2:24-bk-11385VZ  
(Abrams Artists Agency, LLC); 2:24-bk-11386-VZ  
(A3 Artists Agency, LLC)

**AFFECTS: All Debtors**

Docket 230

**Tentative Ruling:**

The Motion is granted without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and notify all interested parties.

**Party Information**

**Debtor(s):**

AAA ABC Acquisition, LLC

Represented By  
Carolyn A Dye

**Movant(s):**

Saul Ewing

Represented By  
Zev Shechtman

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

11:00 AM

**2:24-11384 AAA ABC Acquisition, LLC**

**Chapter 11**

**#5.00** Application for payment of: Final fees and/or expenses (11 U.S.C. §330) for Gregory K Jones, Examiner

Jointly administered with: 2:24-bk-11384-VZ  
(AAA ABC Acquisition, LLC); 2:24-bk-11385VZ  
(Abrams Artists Agency, LLC); 2:24-bk-11386-VZ  
(A3 Artists Agency, LLC)

**AFFECTS: All Debtors**

Docket 242

**Tentative Ruling:**

The Motion is granted without the need for oral argument or appearance.

Please lodge an order that complies with LBR 9021-1 and the court's ruling, and notify all interested parties.

**Party Information**

**Debtor(s):**

AAA ABC Acquisition, LLC

Represented By  
Carolyn A Dye

**Movant(s):**

Gregory Jones

Represented By  
Zev Shechtman  
Gregory K Jones



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

11:00 AM

**2:21-16403 Spectrum Link, Inc.**

**Chapter 7**

Adv#: 2:23-01360      Howard M. Ehrenberg, Chapter 7 Trustee, v. Robert Hinsen, an individual,

**#6.00**      Pre-trial conference

Docket      1

**\*\*\* VACATED \*\*\* REASON: Adversary proceeding is dismissed by court-approved stipulation. JRC**

**Tentative Ruling:**

<b>Party Information</b>
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**Debtor(s):**

Spectrum Link, Inc.	Pro Se
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**Defendant(s):**

Robert Hinsen, an individual,	Pro Se
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**Plaintiff(s):**

Howard M. Ehrenberg, Chapter 7	Represented By Steven Werth Mark S Horoupian
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**Trustee(s):**

Howard M Ehrenberg (TR)	Represented By Mark S Horoupian Steven Werth Zi Chao Lin
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

Thursday, November 21, 2024

Hearing Room 1368

11:00 AM

:  
Adv#: 2:24-01036 Woo et al v. Mohr et al

Chapter 0

**#7.00** Motion to transfer venue to the United States Bankruptcy Court for the Southern District of Texas, Houston Division  
8-15

Docket 9

**Tentative Ruling:**

**APPEARANCES are required for this hearing matter.**

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**Meeting ID: 160 995 2562 Participant ID: # Passcode: 13682022**

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

11:00 AM

CONT...

**Chapter 0**

**Party Information**

**Defendant(s):**

DOES 1 through 25, inclusive

Pro Se

ACCLIVITY WEST, LLC, a

Represented By

Nathan Novak

Christopher D Lindstrom

**Movant(s):**

Acclivity West LLC

Represented By

Nathan Novak

Christopher D Lindstrom

ACCLIVITY WEST, LLC, a

Represented By

Nathan Novak

Christopher D Lindstrom

**Plaintiff(s):**

Kelly Woo

Represented By

Ryan D O'Dea

Aleksander Dyo

Represented By

Ryan D O'Dea

Howard Lee

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

Thursday, November 21, 2024

Hearing Room 1368

11:00 AM

:  
Adv#: 2:24-01036 Woo et al v. Mohr et al

Chapter 0

**#8.00** STATUS CONFERENCE re  
removed adversary proceedings  
8-15

Docket 1

**Tentative Ruling:**

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**Meeting ID: 160 995 2562 Participant ID: # Passcode: 13682022**

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

11:00 AM

CONT...

**Chapter 0**

**Party Information**

**Defendant(s):**

DOES 1 through 25, inclusive

Pro Se

ACCLIVITY WEST, LLC, a

Represented By

Nathan Novak

Christopher D Lindstrom

**Plaintiff(s):**

Kelly Woo

Represented By

Ryan D O'Dea

Aleksander Dyo

Represented By

Ryan D O'Dea

Howard Lee

Pro Se

United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar

Thursday, November 21, 2024

Hearing Room 1368

11:00 AM

2:24-13195 Rafael Agustin Ocegueda  
Adv#: 2:24-01168 Granvista, Inc. v. Ocegueda

Chapter 7

#9.00 Motion to dismiss adversary complaint  
for failure to state a claim

Docket 9

**Tentative Ruling:**

**APPEARANCES** are **required** for this hearing matter.

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Party Information

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

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11:00 AM

**CONT... Rafael Agustin Oceguela**

**Chapter 7**

**Debtor(s):**

Rafael Agustin Oceguela

Represented By  
Rex Tran

**Defendant(s):**

Rafael Agustin Oceguela

Pro Se

**Movant(s):**

Rafael Agustin Oceguela

Pro Se

**Plaintiff(s):**

Granvista, Inc.

Represented By  
Michael J Hemming

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

Thursday, November 21, 2024

Hearing Room 1368

11:00 AM

2:24-13195 Rafael Agustin Ocegüera  
Adv#: 2:24-01168 Granvista, Inc. v. Ocegüera

Chapter 7

#10.00 STATUS CONFERENCE  
9-26

Docket 1

**Tentative Ruling:**

**APPEARANCES** are **required** for this hearing matter.

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**Meeting ID:** 160 995 2562    **Participant ID:** #    **Passcode:** 13682022

**Party Information**



**United States Bankruptcy Court  
Central District of California  
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Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

---

11:00 AM

**CONT... Rafael Agustin Ocegueda**

**Chapter 7**

**Debtor(s):**

Rafael Agustin Ocegueda

Represented By  
Rex Tran

**Defendant(s):**

Rafael Agustin Ocegueda

Pro Se

**Plaintiff(s):**

Granvista, Inc.

Represented By  
Michael J Hemming

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

11:00 AM

**2:22-13980 Sam Usamah Khulusi**

**Chapter 11**

**#11.00 CONFIRMATION OF PLAN**

Docket 171

**\*\*\* VACATED \*\*\* REASON: Continued to June 5, 2025 at 11:00 a.m. by  
court-approved stipulation. JRC**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Sam Usamah Khulusi

Represented By  
Leslie A Cohen

**Movant(s):**

Sam Usamah Khulusi

Represented By  
Leslie A Cohen

Sam Usamah Khulusi

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

11:00 AM

**2:24-14453 Candle Delirium, Inc.**

**Chapter 11**

**#12.00 DISCLOSURE STATEMENT**

Docket 33

**\*\*\* VACATED \*\*\* REASON: The hearing is moot because an order was entered to convert this case to chapter 7. JRC**

**Tentative Ruling:**

- NONE LISTED -

**Party Information**

**Debtor(s):**

Candle Delirium, Inc.

Represented By  
Jeffrey S Shinbrot

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

Thursday, November 21, 2024

Hearing Room 1368

11:00 AM

2:23-10918 9300 Wilshire LLC

Chapter 11

Adv#: 2:23-01163 9300 WILSHIRE, LLC, for itself and on behalf of 1 v. AES - REDONDO

- #13.00 Motion to (1) Dismiss fourth amended complaint pursuant to Fed. R. Civ. P. 12(B)(6); (2) To require a more definite statement pursuant to Fed. R. Civ. P. 12(E); (3) To dismiss fifth cause of action pursuant to Fed. R. Civ. P. 41(B); and (4) To strike fifth cause of action, in whole or in part, pursuant to Fed. R. Civ. P. 12(F)

Docket 208

**Tentative Ruling:**

**APPEARANCES are **required** for this hearing matter.**

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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Vincent Zurzolo, Presiding  
Courtroom 1368 Calendar**

Thursday, November 21, 2024

Hearing Room 1368

11:00 AM

CONT... 9300 Wilshire LLC

Chapter 11

**Meeting ID: 160 995 2562 Participant ID: # Passcode: 13682022**

**Party Information**

**Debtor(s):**

9300 Wilshire LLC

Represented By  
Victor A Sahn  
Rilyn Anne Carnahan  
Steve Burnell  
Alan Schindler  
Asa S Hami

**Defendant(s):**

AES - REDONDO BEACH LLC

Represented By  
Craig A Wolfe  
Melissa Boey

AES Redondo Beach, L.L.C.

Represented By  
Craig A Wolfe  
Melissa Boey

The City of Redondo Beach

Represented By  
Abigail V O'Brient

**Movant(s):**

The City of Redondo Beach

Represented By  
Abigail V O'Brient

**Plaintiff(s):**

9300 WILSHIRE, LLC, for itself

Represented By  
Victor A Sahn  
Alan G Tippie  
Alan Schindler

E.D. Flores, LLC

Represented By  
Victor A Sahn

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
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Courtroom 1368 Calendar**

**Thursday, November 21, 2024**

**Hearing Room 1368**

11:00 AM

**CONT... 9300 Wilshire LLC**

**Chapter 11**

Alan Schindler

9300 WILSHIRE FEE, LLC

Represented By  
Victor A Sahn  
Alan Schindler

DAVID DROMY

Represented By  
Victor A Sahn  
Alan Schindler

1650 VETERAN, LLC

Represented By  
Victor A Sahn  
Alan Schindler

OUTDOOR BILLBOARD

Represented By  
Victor A Sahn  
Alan Schindler

BH KARKA LLC

Represented By  
Victor A Sahn  
Alan Schindler

6TH STREET INVESTMENT

Represented By  
Victor A Sahn  
Alan Schindler

SLH FUND, LLC

Represented By  
Victor A Sahn  
Alan Schindler

PEAK ALCOTT, LLC,

Represented By  
Victor A Sahn  
Alan Schindler

505 INVESTMENT COMPANY,

Represented By  
Victor A Sahn  
Alan Schindler